

067.A

0004

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

751,200 / 751,200

USE VALUE:

751,200 / 751,200

ASSESSED:

751,200 / 751,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		JOYCE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DEPALMA VALERIE &	
Owner 2: SMITH RUSSELL	
Owner 3:	
Street 1: 26 JOYCE RD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FRANCHI SUSAN M -	
Owner 2: -	
Street 1: 87 BEVERLY ROAD	
Twn/City: ARLINGTON	

StProv: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Aluminum Exterior and 1742 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Land Section:	Topo
Flood Haz:	Street
D	Gas:

Land Section:	Gas:

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
101		7816.000	293,100			458,100	751,200			128926
										GIS Ref
										GIS Ref
										Insp Date
										10/12/18
										15822!

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 067.A-0004-0004.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	293,100	0	7,816.	458,100	751,200		Year end	12/23/2021	
2021	101	FV	283,000	0	7,816.	458,100	741,100		Year End Roll	12/10/2020	
2020	101	FV	283,000	0	7,816.	458,100	741,100	741,100	Year End Roll	12/18/2019	
2019	101	FV	224,200	0	7,816.	425,400	649,600	649,600	Year End Roll	1/3/2019	
2018	101	FV	224,200	0	7,816.	425,400	649,600	649,600	Year End Roll	12/20/2017	
2017	101	FV	224,200	0	7,816.	373,100	597,300	597,300	Year End Roll	1/3/2017	
2016	101	FV	224,200	0	7,816.	340,300	564,500	564,500	Year End	1/4/2016	
2015	101	FV	210,100	0	7,816.	301,100	511,200	511,200	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
FRANCHI SUSAN M	63891-270		7/10/2014			549,000	No	No					
FRANCHI ALBERT	30015-89		4/5/1999	Family			1	No	No				
	18027-12		4/1/1987			192,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/23/2020	154	New Wind	5,847	C					10/12/2018	MEAS&NOTICE	BS	Barbara S					
7/9/2019	1022	Heat App	10,910	C					4/6/2009	Entry Denied	372	PATRIOT					
7/3/2015	877	Insulate	4,789		7/3/2015			Air sealing and in	12/13/1999	Mailer Sent							
									12/9/1999	Measured	163	PATRIOT					
									11/1/1981		CM						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7816	Sq. Ft.	Site			0	70.	0.84	12									458,136						458,100	



Patriot Properties Inc.

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 5 - Cape	1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:							
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Good	1st Res Grid   Desc: Line 1   # Units 1																
<b>GENERAL INFORMATION</b>				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Grade: C - Average	Year Blt: 1949	Eff Yr Blt:	Alt LUC:	Fpl: 1	Rating: Good	Other																
Jurisdct:	Fact: .			WSFlue:	Rating:	Upper																
Const Mod:				<b>CONDOS INFORMATION</b>				Lvl 2														
Lump Sum Adj:				Location:				Lvl 1														
<b>INTERIOR INFORMATION</b>				Total Units:				Lower														
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	%	Floor:				Totals	RMs: 5	BRs: 2	Baths: 1	HB: 1										
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Bsmnt Flr: 12 - Concrete	Subfloor:			Name:				Exterior:	No Unit	RMS	BRS	FL										
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Functional:				Interior:	1	5	2											
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air	# Heat Sys: 1	% Heated: 100	Economic:				Additions:														
Solar HW: NO	% Com Wal	% AC: % Sprinkled		Special:				Kitchen:														
<b>CALC SUMMARY</b>				Override:				Baths:														
Basic \$ / SQ: 110.00				Total: 18.6 %				Plumbing:														
Size Adj.: 1.25284195								Electric:														
Const Adj.: 0.99989998								Heating:														
Adj \$ / SQ: 137.799								Totals	1	5	2											
Other Features: 83750								General:														
Grade Factor: 1.00								<b>COMPARABLE SALES</b>														
NBHD Inf: 1.00000000								Rate	Parcel ID	Typ	Date	Sale Price										
NBHD Mod:								WtAv\$/SQ:	AvRate:	Ind.Val												
LUC Factor: 1.00								Juris. Factor:	Before Depr: 137.80													
Adj Total: 360066								Special Features: 0	Val/Su Net: 105.93													
Depreciation: 66972								Final Total: 293100	Val/Su SzAd: 168.28													
Depreciated Total: 293094								<b>PARCEL ID</b> 067.A-0004-0004.0														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>IMAGE</b>													
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:					Total Special Features:								Total:								